

**35 Old Belair Road, Mitcham, SA 5062**

**Tanner**

**House For Sale**

Thursday, 16 November 2023

35 Old Belair Road, Mitcham, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 670 m2**

**Type: House**



Bec Parker



Simon Bec Tanner  
0402292725

## Contact Agent

Magnificent Mitcham, how could you want to live anywhere else? With all of life's most important amenities within minutes of your new home, there is no better place to feel the safety of suburbia and the connection to community and greenspace. With a reserve over your back fence and National Park just a short distance away, the tranquil outlook from your north-facing back deck will be the perfect place to kick back with a drink in hand on Friday night or enjoy the sun's warmth with a cuppa in the mornings. Neat and well maintained, this enduring solid brick home, constructed to stand the test of time, has undergone a comprehensive transformation over the past decade; having most recently been opened up to create that all important open plan living for the whole family to enjoy. The maintenance has been taken care of with big jobs like roof repointing and resurfacing completed in 2018. A harmonious blend of timeless period character and contemporary fixtures – the impressive updated bathroom, kitchen and the addition of a second toilet – gives you the turn key feel. The kitchen is worthy of culinary delights with stone benches, gas cooktop, and high-quality appliances. There really is nothing left to do but move in and enjoy all that the area has on offer. The open plan living connects seamlessly to the outdoor entertaining to host friends and family all-year round. When the weather turns cold the distinctive fireplace provides somewhere to cozy beside in winter with a coffee or glass of wine. The proximity to Scotch College, Mercedes College, Unley High, Urrbrae, Mitcham Primary and Mitcham Girls High are a game changer with easy drop off and pick up opportunities or walking distance for the right age and stage in life. Super low-maintenance with secure, fenced allotment and established gardens on timed irrigation, it can be a lock and leave opportunity at any stage. The convenience of ducted reverse cycle air conditioning and off-street parking for two-four cars, there really is nothing left to look for with charm of character features in this modern home which is ready for any new owner to undoubtedly take great pride in. What we love: Three well-proportioned bedrooms, two with BIR and recently installed floor-to-ceiling mirror doors. Terrific separate laundry with easy access to the outside. A fantastic 6kw (approx) of solar panels. Powered workshop for tinkering and hobbies. Storage galore, both inside and out, with an all-weather storage beneath the rear deck. Roof repointed and resurfaced, a significant portion of the home has been extensively rewired and replumbed. Situated in one of Adelaide's premier suburbs, public transportation, shopping facilities, and picturesque parks, this property offers an affordable opportunity to own a beautifully renovated home in a highly sought-after location. Specifications: CT | 5668-663 Council | City of Mitcham Zoning | Z2405/Hills Neighbourhood Built | 1964 Land | 670m<sup>2</sup> (Approx.) Council Rates | \$2,104.40 p.a. ES Levy | \$189.10 p.a. S.A. Water | \$74.20 p.q. Sewer | \$141.22 p.q. Title | Torrens It's our absolute privilege and pleasure to bring this property to the market. Please Call Bec Parker with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0407 505 286. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.